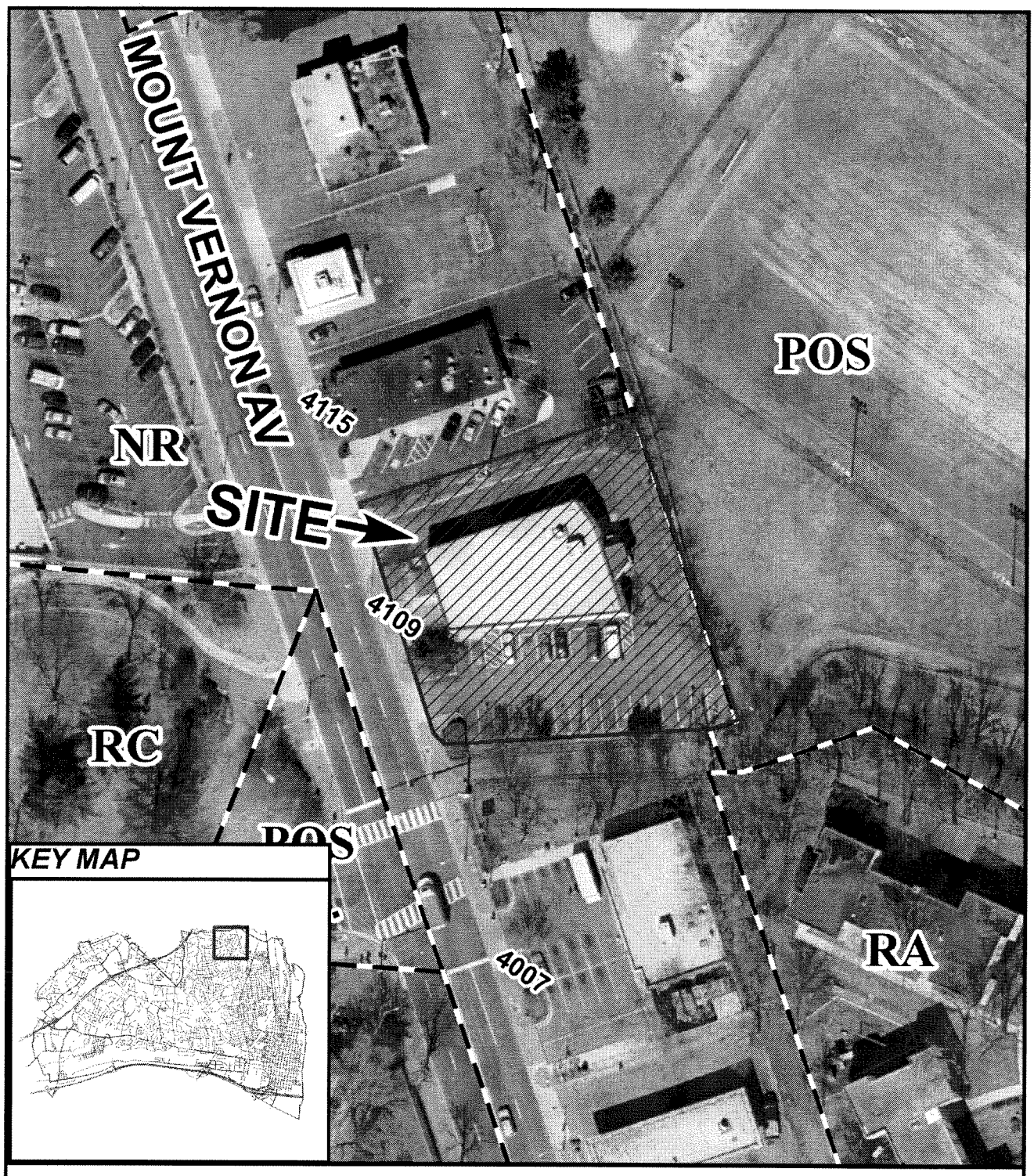
DOCKET ITEM #8

Special Use Permit #2010-0015
4109 Mount Vernon Avenue

Application	General Data	
Request: Consideration of a request to operate a community/public building	**Planning Commission Hearing:**	June 1, 2010
	City Council Hearing:	June 12, 2010
Address: 4109 Mount Vernon Avenue	**Zone:**	N/R Neighborhood Retail
Applicant: City of Alexandria	**Small Area Plan:**	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Maya Contreras: maya.contreras@alexandriava.gov



SUP #2010-0015 06/01/10

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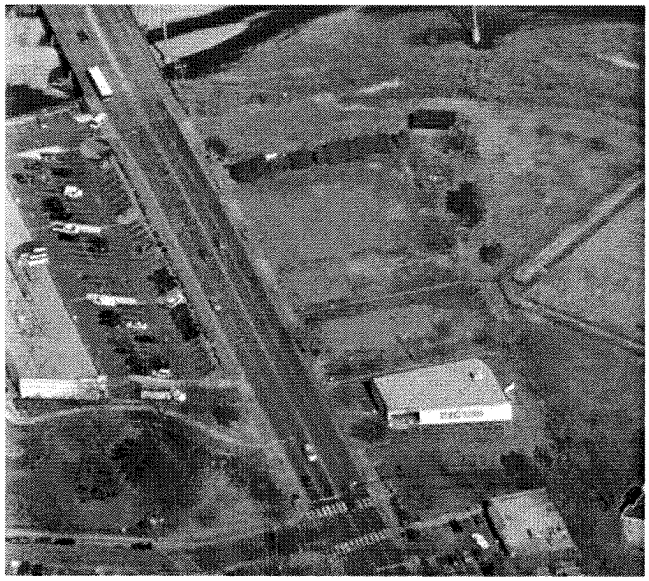
I. DISCUSSION

REQUEST

The applicant, the City of Alexandria Recreation, Parks & Cultural Activities department (RP&CA), requests special use permit approval to operate a public/community building at 4109 Mt Vernon.

SITE DESCRIPTION

The subject site is one lot of record with 130 feet of frontage on Mount Vernon Avenue, approximately 153 feet of depth and a total lot area of 23,153 square feet. The site is developed with a one-story 4,860 square foot commercial building, a former Duron Paint store, and associated paved parking lot with 25 parking spaces. Immediately to the north are three other City-owned lots: 4115, 4121 and 4125 Mt Vernon Ave. The buildings on these sites have been demolished.



The surrounding area is occupied by a mix of commercial and park uses. Four Mile Run Park, and the soccer fields, are located immediately adjacent to the east. To the south is 24 Express convenience store, and to the west, across Mt Vernon Avenue, is the Presidential Greens apartment complex and a commercial strip center.

BACKGROUND

In January 2007, the City acquired four properties adjacent to Four Mile Run Park (4109, 4115, 4121, and 4125 Mount Vernon Avenue) in accordance with the City of Alexandria's Open Space Master Plan. The City spent $4.5 million to acquire and remediate the four parcels through the City's Open Space Fund. The Arlandria Action Plan (2003) and Four Mile Run Restoration Master Plan (2006) recommended the acquisition of the subject parcels and anticipated the use of these properties as public open space with park related uses. The Arlandria Action Plan recommended the acquisition of the parcels to expand Four Mile Run Park and provide a visible link to the park from Mt. Vernon Avenue. The Four Mile Run Restoration Plan envisioned the parcels as a place for community gatherings and a means to connect people to Four Mile Run. The overarching goal is to stimulate park activity and create a safer environment within the park.

Between January 2007 and January 2009, three of the four existing buildings were demolished and the City received certification from the State of Virginia's Department of Environmental Quality's Voluntary Remediation Program. The purpose of the Voluntary Remediation Program

is to encourage hazardous substance cleanups. When the remediation is satisfactorily completed, DEQ issues a "certification of satisfactory completion of remediation." This certification provides assurance that the remediated site will not later become the subject of a DEQ enforcement action unless new issues are discovered.

The fourth building, formerly a Duron Paint store, was retained to explore the feasibility for community reuse of the building, and with the understanding that some renovations would be required for any such use. After considering a number of options for the building and finding the associated costs were significant, the City discussed demolishing the building. In response, a number of local practicing architects from the Northern Virginia AIA Small Firms Roundtable, organized under the name Architects Anonymous, volunteered their services to explore adaptive reuse possibilities for the building. These architects have developed a proposal that would open up some of the existing walls and permit the building to function as a limited community gathering facility, with minimal renovation costs. The group presented the proposal to the City Manager, who in turn, requested that City staff work with the community to further explore the concept.

PROPOSAL

The proposal is to use the building for public and community functions. With approval of this SUP, uses may include any and all of the following:

- Community meeting space
- Community festival area
- Farmers Market building
- Environmental and Four Mile Run education facility and display area
- Art shows and markets
- Film viewings and festivals
- City events
- Classes and summer camps
- Professional organization meeting space
- One-time health clinics
- One-time bicycle clinics

Architects Anonymous created a concept plan that will reuse the existing building shell and incorporate environmentally sustainable design elements. The building design is flexible, simple and minimizes the start-up renovation costs. The building would serve as a seasonal, fair-weather, day-use facility that will not require air conditioning or heating and will have limited electrical and water service. The concept plan suggests using recycled materials for the majority of the design features. Future renovations on the site will open the building to the three additional open space properties and to Four Mile Run Park.

Architects Anonymous has identified building improvements for an initial first-phase and for subsequent phases. Phasing will allow the building to be used in the near-term within the City and community's resources. As City and community capacity increases, later phases can be completed. Architects Anonymous has committed to continue their involvement with the project

by contacting local contractors and business to secure volunteers and supplies for the improvements. In addition, the community has supported this approach and also communicated its intent to participate in such an effort.

Approval and implementation of a long-term vision for the four parcels will occur over time. However, there are immediate improvements per City Code that must be completed prior to any use of the building. The Code requirements include:

- Renovation of the existing two bathrooms to include that is handicapped-accessibility
- Creation of one additional means of egress
- Addition of a handicapped-accessible ramp
- Addition of emergency exit lighting

After Code requirements are met, additional improvements may be made to facilitate the current proposal. The Architects Anonymous proposed Phase 1 includes:

- Painting the building in bold colors
- Adding light harvesting methods and/or skylights
- Installing barn doors, or similar, to open up the building and provide ventilation and light
- Installing rainwater cistern(s) for irrigation of the site
- Constructing a rain garden, as shown in the concept plan
- Beginning landscape plan implementation

Later phases include:

- Constructing a stage area at the north side of the building
- Renovating the existing loading dock on the east side of the building for a secondary stage
- Continuing landscape plan implementation, including the construction and installation of three outdoor "rooms" proposed on the adjacent parcels

Architects Anonymous is currently completing cost estimates for both the first-phase improvements and those identified for later phases. However, the City has committed $100,000 to complete the Code-required improvements and the first-phase improvements. This would be provided through the Open Space Fund.

PARKING

According to Section 4-1407 (C) of the Zoning Ordinance, when there is a change in use which has the same or lesser parking requirement than the previous use, no additional parking shall be required. The subject property is located in Parking District 2 and the building is less than 5,000 square feet. As such, the commercial parking requirement was 1.1 space per 200 square feet of floor area, or 25 parking spaces, which were provided on-site. Section Sec. 8-200 (7) states that a public building in the same zone has a parking requirement of 1 space per 200 square feet of floor area, so the parking currently on site is adequate for the proposed use.

ZONING/MASTER PLAN DESIGNATION

The subject property, along with the three adjacent properties, is located in the NR/Neighborhood Retail. Section 4-1404(L) of the Zoning Ordinance allows a public building in the NR zone with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan, which designates the property for commercial use and with the 2003 Vision and Action Plan for the Arlandria Neighborhood. Adaptive Reuse of an existing building also supports the goals of the City's Green Building Policy, adopted in April 2009. These sites were also discussed within the Four Mile Run Restoration Plan and Design Guidelines, and the proposed uses are consistent with those documents.

Going forward, Zoning Code Section 4-1403.1(B) and (C) allows an outdoor garden center or an outdoor food and crafts market in the NR zone with administrative approval, subject to the standards in the ordinance. This permits some flexibility on the site to meet the goals of the neighborhood and the RP&CA Department.

COMMUNITY OUTREACH

In December 2009, City Council passed a resolution that established the Arlandria Advisory Group, a community group to assist the City in implementation of the Vision and Action Plan for the Arlandria Neighborhood. The group membership was purposely designed in consultation with the community and intended to represent the variety of interests within the Arlandria neighborhood. The adaptive reuse proposal for 4109 Mount Vernon Avenue and adjacent properties was introduced by Architects Anonymous at the first Arlandria Advisory Group meeting, which was held on February 17, 2010, at the Cora Kelly Recreation Center. It was also discussed at the regular Park and Recreation Commission meeting on February 18, 2010. The Park and Recreation Commission held a public hearing regarding the SUP on March 18, 2010. Finally, a community meeting was held on-site on April 29, 2010.

The community response at each of the meetings has been very supportive of the proposal. Some of the early site improvements will include removal of the existing chain-link fences and general cleanup. Installations of inexpensive environmental treatments are under discussion as community projects. Neighborhood clean-ups have been organized, and are planned for these sites in the future. A community group has also begun the administrative SUP process required to hold a Farmers Market on the adjacent parcels (4115, 4121, and 4125 Mount Vernon Avenue) for Summer 2010.

II. STAFF ANALYSIS

Staff supports the proposal to operate a public/community building in the space at 4109 Mount. Vernon Ave. The use is a positive concept for Arlandria, where the Arlandria Advisory Group has been requesting opportunities to improve the neighborhood and promote community-based activities.

The adaptive reuse of a vacant commercial building into a building for public community use is a unique opportunity to engage in a public/private partnership, use eco-building approaches, capture community enthusiasm, and achieve the recommendations of three City-adopted Plans (Open Space Master Plan, Arlandria Action Plan, and Four Mile Run Master Plan). In addition, the proposed building design complies with the City-adopted Four Mile Run Design Guidelines (2009). This SUP request is the first step towards achieving a long-term vision.

There are many details that will need to be worked out as before the potential for the building and, ultimately, the four parcels, can be realized. Long-term community uses and programming are not yet defined. The City is currently in the midst of a park planning process, which will help to determine the needs of the community, to be completed by Fall 2010. However, the neighborhood is in support of this immediate land use change and excited by the opportunity to have professional architects lend their expertise pro-bono.

The renovations to all four parcels will require and depend upon public/private partnerships and community involvement and support. Members of the community and Architects Anonymous hope to begin renovations to the building this summer, subject to Council approval. Ultimately, RP&CA staff envisions that a community group or appropriate non-profit may take over the operations of the building, in an arrangement similar to the one between the City-owned Colasanto Center and the Del Ray Artisans.

Although the specific community uses and events that will occur on the site have not yet been determined, staff has included standard conditions regarding noise, odors and litter and entertainment. Additionally, approval shall be required from the Directors of Planning & Zoning and Recreation, Parks and Cultural Affairs for any façade improvements made to the building and the site. Until more permanent arrangements can be made, all community uses and events will occur only by application and permit through RP&CA, as is typical for uses at other City parks. Building use agreements will include safety regulations and requirements for clean-up and compliance with City noise ordinances.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. Façade and site improvements shall be subject to the review and approval of the Directors of Planning and Zoning (P&Z), Transportation & Environmental Services (T&ES) and Recreation, Parks & Cultural Activities (RP&CA). (P&Z)

2. The special use permit shall be granted to the applicant and contemplates the potential for an arrangement between the City of Alexandria and a non-profit or community group for management and/or operations of the site. Any such arrangement shall be subject to the review and approval of the Directors of Planning and Zoning (P&Z), Transportation &

Environmental Services (T&ES) and Recreation, Parks & Cultural Activities (RP&CA), and in coordination with the community. (P&Z)

3. The hours for site and building use shall be consistent with the hours of operation for Four Mile Run Regional Park, unless permitted by permit with the Department of Recreation, Parks & Cultural Activities. (P&Z)

4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

5. On-site entertainment, including live music, shall be subject to the review and approval of the Directors of Planning and Zoning (P&Z) and Recreation, Parks & Cultural Activities (RP&CA). (P&Z)

6. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Maya Contreras, Urban Planner, Department of Planning and Zoning;
Laura Durham, Urban Planner, Recreation, Parks & Cultural Activities.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 The subject parcel and building are located within the 100-year floodplain, as designated by the City of Alexandria's Flood Insurance Rate Map, dated May 15, 1991. As such, it is subject to the provisions of the Floodplain Ordinance (Zoning Ordinance, Section 6-300). (T&ES)

F-2 Any site plan or building permit applications for this site must show the 100-year flood elevation and boundaries for this site, as well as the elevations of the lowest floor and lowest openings of the building. (T&ES)

F-3 Key provisions of the Floodplain Ordinance are that the value of improvements to the building may not exceed the 50% of the building's value, unless the building is elevated or flood-proofed; and that any new electrical or mechanical equipment must be elevated above the 100-year flood elevation. (T&ES)

F-4 Outdoor activities potentially create nuisance noise. They must be managed in order to limit the disturbance to the neighborhood. Noise/event permits will be required for any activities that potentially exceed the noise code. (T&ES)

F-5 Activities associated with either stage will require a noise permit and the noise ordinance shall be enforced by the RCPA. (T&ES)

F-6 OEQ continues to work with applicant to aide in the compliance with environmental requirements. (T&ES)

F-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)

F-8 The Department of RP&CA shall support and promote transportation alternatives, including but not limited to; posting bus schedules and routes, bicycle racks, encourage walking to activates and events. (T&ES)

F-9 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 519-3486, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

F-1 No Comment

Health Department:

C-1 Only "Farm or Domestic Products" may be sold at a Farmers Market. Food sales are limited to those items grown, produced or prepared by the venders or members of their household at their own farms, homes or gardens. Prepared foods are those food items that are processed in some way by the vender and are approved by the Alexandria Health Department. These items include, but are not limited to, cured meats, baked goods, preserves, pickles, juices, home canned products, and cheeses. Resale venders must limit their items to farm and garden produce.

No potentially hazardous foods may be offered for sale or distribution. This includes, but is not limited to, any food that consists in whole or in part of milk, milk products, eggs, meat, poultry, fish, shellfish, edible crustaceans or other ingredients, including synthetic ingredients, in a form capable of supporting rapid and progressive growth of infectious or toxigenic microorganisms.

Venders who wish to sell cheese, canned goods (fruits, vegetables, juices, etc.), or baked goods must first obtain the approval of the Alexandria Health Department, and have evidence of that product approval in their possession, whenever they are selling these products.

There is to be no cooking or food preparation done on site.

Parks and Recreation:

F-1 No Comment

Police Department:

F-1 No Comment

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0015

PROPERTY LOCATION: 4109 Mount Vernon Avenue, 4115, 4121 and 4125 Mt. Vernon Ave.

TAX MAP REFERENCE: 007.01-02-19 **ZONE:** NR

APPLICANT:

Name: City of Alexandria - Dept. of RPCA

Address: 1108 Jefferson St., Alexandria, VA 22314

PROPOSED USE: Public (Community) Building

[ ]**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ]**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[ ]**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ]**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

James Spengler, Director RPCA — Print Name of Applicant or Agent

Signature — Date: 3/23/2010

1108 Jefferson St. — Mailing/Street Address

Telephone # — Fax #

Alexandria, VA 22314 — City and State, Zip Code

james.spengler@alexandriava.gov — Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Name:_____ Phone_____
Please Print

Address:_____ Email: _____

Signature:_____ **Date:** _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[X] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:

[X] Owner
[ ] Contract Purchaser
[ ] Lessee or
[ ] Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

n/a

SUP #_____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached.

This SUP application is for change in use of an existing building located at 4109 Mount Vernon Avenue from a commercial to a public building only. Park planning related to the adjacent three, city-owned properties will occur this spring and early summer and will be reviewed and submitted for subsequent required approvals.

In January, 2007 the City acquired four properties adjacent to Four Mile Run Park (4109-4125 Mount Vernon Avenue) in accordance with the City of Alexandria's Open Space Master Plan and using the Open Space Fund. The Arlandria Small Area Plan and Four Mile Run Restoration Master Plan both anticipated the use of this property as public open space with park related uses. Between January, 2007 and January, 2009 three of the four existing buildings on the properties were demolished and voluntary environmental remediation was completed. The fourth existing building, previously the Duron Paint store, was retained to explore the feasibility for community re-use of the building, including any necessary renovation that would be required for such use.

While a number of options for possible re-use were considered, the proposed costs for each option were determined to be significant and demolition of the building was again under consideration. In response to this conclusion, a number of local practicing architects from the Northern Virginia AIA Small Firms Roundtable volunteered their services to explore adaptive reuse possibilities for the building. The architects, including the PRC Chair, developed a proposal for the building that would open up the some of the building walls and provide a community gathering facility. The group presented this proposal to the City Manager, who in return has asked staff to work with the community to further explore this concept.

To date, the concept has been presented to the public at the first Arlandria Action Plan Advisory Group meeting on February 17, 2010 and at a Park and Recreation Commission regular meeting on February 18, 2010. On March 18, 2010, the Park and Recreation Commission held a public hearing on the submission of this SUP application. All speakers indicated support for a change in use of the building to a public/community building. With approval of the SUP, the public building and gathering space can provide many benefits to the community, including, but not limited to:

- Community meeting space
- Community festival area
- Environmental and Four Mile Run education facility and display area
- Art shows and markets
- Farmers' market
- Film viewing and festivals
- Small City events
- Classes and summer camps
- Professional organization meeting space
- One-time health clinics
- One-time bicycle clinics.

All uses of the building would be by permit and application only. Staff is currently developing rules and regulations that would be in place prior to any public use of the building.

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USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:

[X] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[ ] an expansion or change to an existing use with a special use permit,
[ ] other. Please describe:_____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
50-100, not to exceed building code maximum allowed. Park hours from 8:00 am to 10:00 pm. Special exceptions by special event permit only.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Staffed only as needed when in use, 1-2 staff during operational hours (above).

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
Sunday-Saturday	8:00 am to 10:00 pm

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical park + community gathering noise level and performances (music, movies, theatre by permit)

B. How will the noise be controlled?

Building use rules + regulations, including deposit to require compliance with City noise ordinance.

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8. Describe any potential odors emanating from the proposed use and plans to control them:

None.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Minimal waste for daily use. Potential for increased food and container waste during special events.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

One bag or less for typical use per day. Estimated 10-15 bags per special event

C. How often will trash be collected?

Daily.

D. How will you prevent littering on the property, streets and nearby properties?

Contract with building users, including security deposit. Trash cans provided on site.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Building use agreements will include safety regulations. Police contact information will be included and posted.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [X] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

24 Standard spaces
____ Compact spaces
2 Handicapped accessible spaces.
1 Other. loading area at rear

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*
[X] on-site
[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[ ] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? not required

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

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B. Where are off-street loading facilities located? n/a

C. During what hours of the day do you expect loading/unloading operations to occur?
If loading/unloading is required for event: 8:00 am - 9:00 pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As appropriate - avg. 1/week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [X] Yes [ ] No

Do you propose to construct an addition to the building? [ ] Yes [X] No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

4,903 sq. ft. (gross) (existing) + 0 sq. ft. (addition if any) = 4,903 sq. ft. (total)

19. The proposed use is located in: *(check one)*
[X] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

ARCHITECTS ANONYMOUS

PROPOSED ADAPTIVE REUSE - FOUR MILE RUN DURON PAINT STORE

4109 Mt Vernon Avenue
ALEXANDRIA, VIRGINIA

PREFACE

- The City of Alexandria purchased four properties along Mt. Vernon Avenue abutting Four Mile Run.
- Three of the existing buildings were demolished and the remaining building was kept with the anticipation that it could be modified for public use in support of the Four Mile Run Park.
- At some point, the City determined that funding to rehabilitate the building was not possible and the alternative to demolish the building was contemplated.

ARCHITECTS ANONYMOUS

- A group of design professionals who live and work in Arlington & Alexandria believes that there is a better alternative to demolishing this structure.
- The following are ideas of how this building and site can be renovated and reused to turn this otherwise blighted property into a facility that would serve the community and serve as a gateway into the Four Mile Run Park.
- We are presenting this unsolicited, pro bono study to the City and Community for consideration.

4 MILE RUN MASTER PLAN

EXISTING SITE

NORTH BUILDING ELEVATION
SOUTH BUILDING ELEVATION
Primary building entry with Arlandria Community Art Mural
WEST CORNER AT BUILDING ENTRY
EAST BUILDING ELEVATION AT LOADING DOCK
NORTH (LONG) & WEST BUILDING ELEVATIONS
EXISTING CONDITION

PROPOSAL

- Building to be renovated as a simple, multi-purpose facility.
- Designed as a seasonal, fair-weather, day-time use facility requiring no AC or heating with limited electrical and water service.
- Site work to use recycled materials and designed to be built in phases.

SITE CONCEPT

- Create a new community plaza at the north side as series of linked "rooms" that can be developed in phases.
- Fence between the site and the recreational field will be removed.
- Gateway marker signposts at each end of the site along Mt Vernon Ave.

PROPOSED SITE DESIGN

BUILDING INTERIOR

- Open north side of building (facing plaza) with large opening for natural ventilation & light.
- Relocate exterior mural into the interior.
- Remove ceiling, paint walls, seal concrete floor slab.
- Renovate Restrooms for ADA compliance.
- Add light tubes and skylights to bring daylight into the interior.

LEGEND

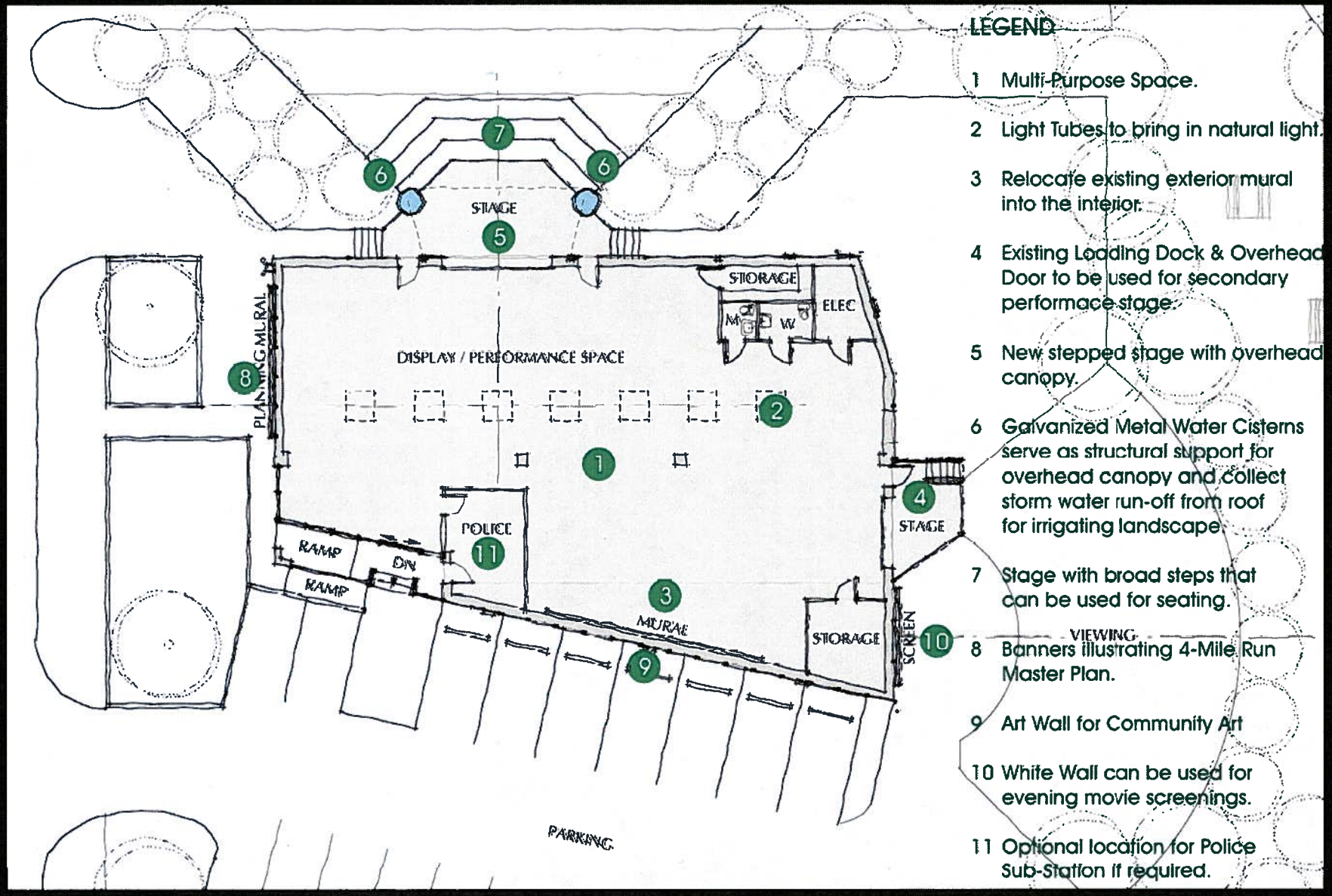
1 Existing DURON Building

Designed to be used as a daytime, seasonal building. It will have no HVAC or lighting except those provided by natural daylight.

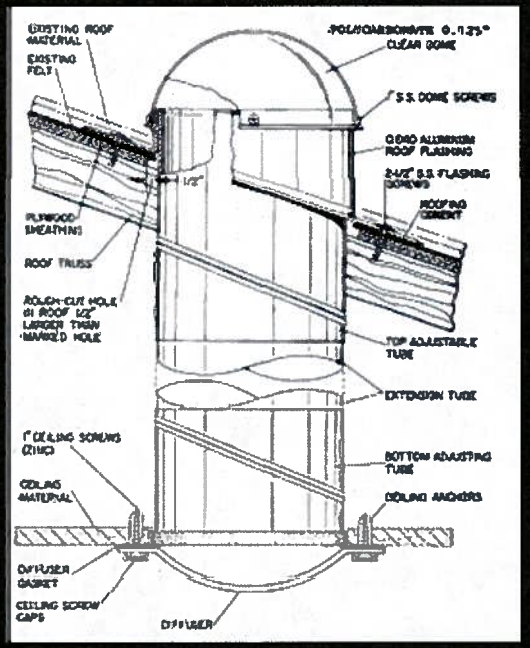
It will be designed as a simple enclosure to allow it to be used by the community for any number of purposes:

Exhibition Space
Cultural Center
Community Meeting Hall
Indoor & Outdoor Perfomance Venue
Classroom
Public Restroom Facility
Temporary Storage for an Outdoor Market

DURON BUILDING


STAGE
STORAGE
ELEC
M
W
DISPLAY / PERFORMANCE SPACE
PLANTING MURAL
POLICE
RAMP
DN
RAMP
MURAL
STORAGE
SCREEN
VIEWING
STAGE
PARKING
LEGEND
1 Multi-Purpose Space.
2 Light Tubes to bring in natural light.
3 Relocate existing exterior mural into the interior.
4 Existing Loading Dock & Overhead Door to be used for secondary performace stage.
5 New stepped stage with overhead canopy.
6 Galvanized Metal Water Cisterns serve as structural support for overhead canopy and collect storm water run-off from roof for irrigating landscape.
7 Stage with broad steps that can be used for seating.
8 Banners illustrating 4-Mile Run Master Plan.
9 Art Wall for Community Art
10 White Wall can be used for evening movie screenings.
11 Optional location for Police Sub-Station if required.
IMAGE BY ROBERT LARSON

FLOOR PLAN



DAYLIGHT HARVESTING

EXISTNG INTERIORS

PROPOSED RENOVATION

INDOOR PERFORMANCES

BARN DOORS

PROPOSED RENOVATION

CULTURAL EVENTS

BUILDING EXTERIOR

- Building painted in bold colors and the walls used as outdoor display space for art & information on the Four Mile Run Master Plan.
- Construct a new stage in front of the north opening with broad risers that can be used for seating.
- Stage is flanked by large corrugated steel cisterns to capture rainwater from the roof to for site irrigation. These tubes will also support a canopy over the stage.
- Loading dock at east-side will be reconfigured for use as secondary stage.

LEGEND

2 Building Exterior:

To be painted in bold colors to mark this building and site as a community activity center.

Building walls to be decorated with rotating community art either painted directly on the walls or hung as banners.

Wall facing Mt Vernon Avenue will exhibit images of the 4-Mile Run Master Plan.

BUILDING AS ART & INFORMATION

BEFORE

POSSIBILITIES

LEGEND

3 Building Loading Dock

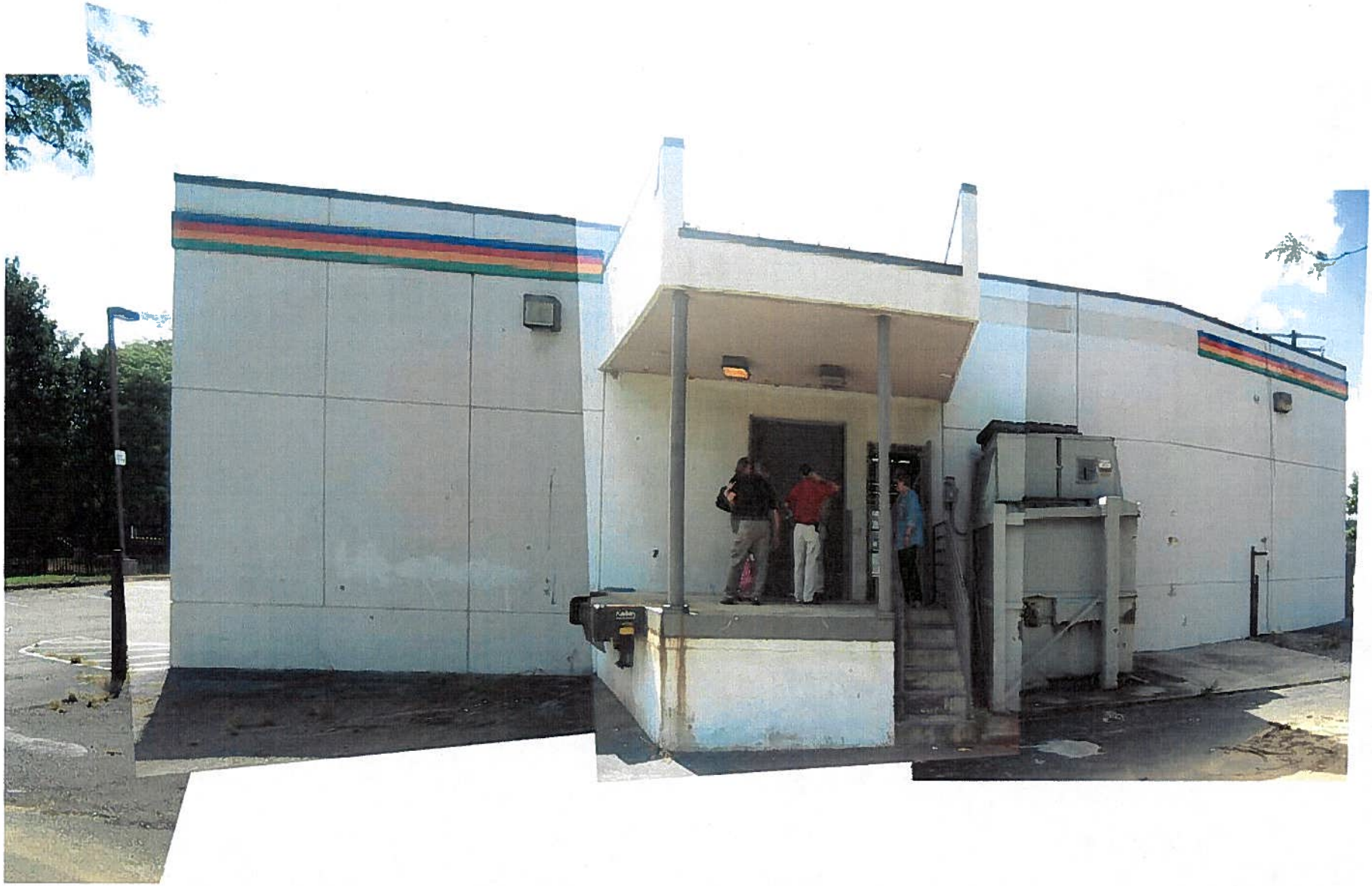
Can be used as a performance stage.

Adjacent side wall painted white to act as a screen of community midnight movie screenings.

4 Lawn Area

For picnics and seating for movies and performances.

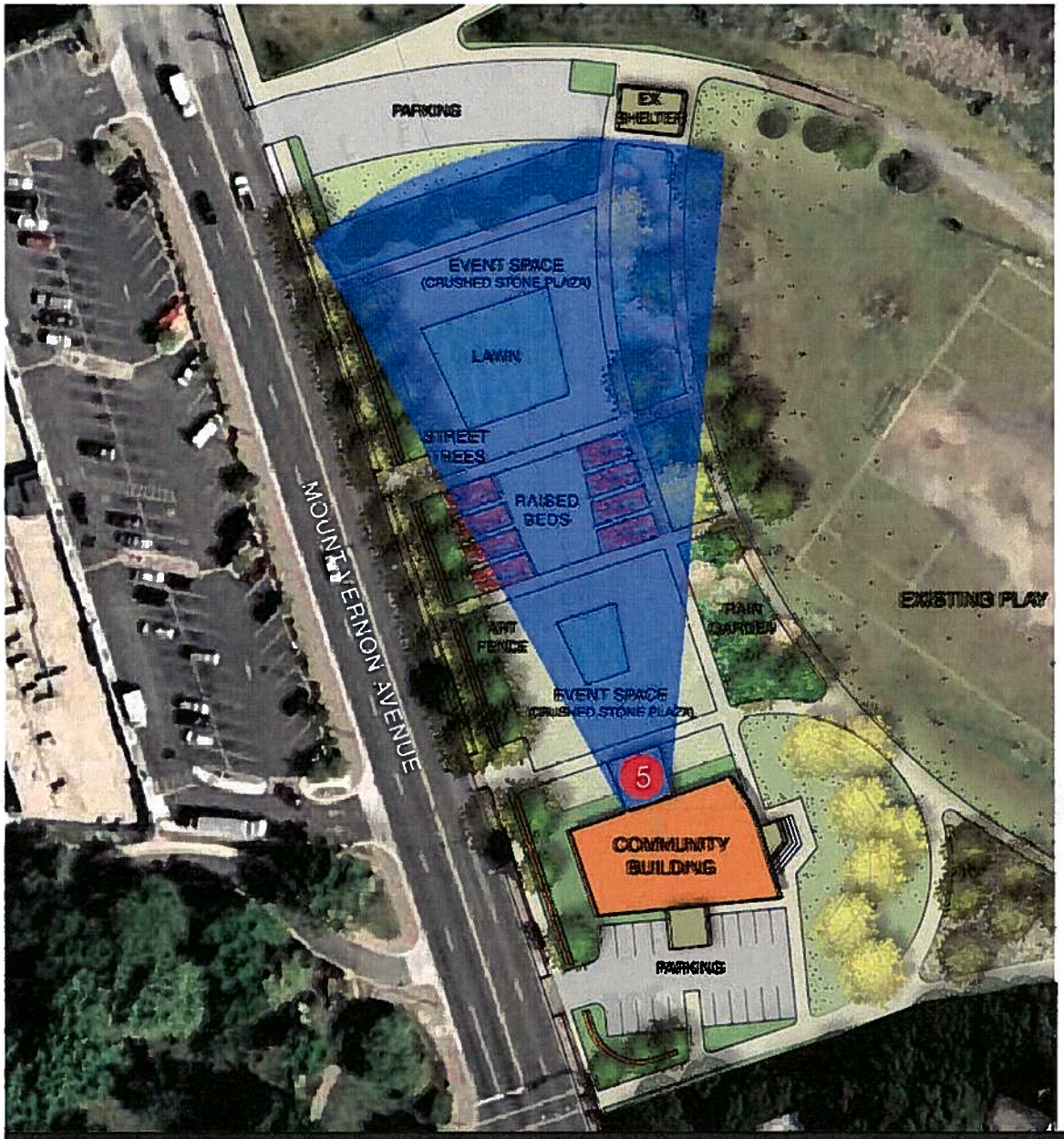
LOADING DOCK



EXISTING NORTH SIDE

OUTDOOR PERFORMANCE

MIDNIGHT MOVIES



LEGEND

5 New Barn Door & Raised Covered Stage

Can be used as a performance stage.

Steps around stage can be used for seating when stage not used.

Canopy supported by large metal cisterns that will collect rain run-off from the building roof where it will be stored and used for local irrigation.

FRONT & CENTER

CISTERNS & STAGE

OUTDOOR PERFORMANCES

LEGEND

6 Community Plaza

To be used as a outdoor community living room. It will be designed for multi-purpose uses such as:

- Farmers Market
- Arts & Crafts Fair
- Outdoor Performances
- Cultural Events
- Picnic Area

Designed in 3 outdoor rooms that can be developed in phases.

COMMUNITY PLAZA

BANNERS & SIGNPOSTS

NIGHT LIGHTING

NIGHT LIGHTING - TREES

NIGHT LIGHTING - BUILDING

LEGEND

7 Raised Planter Beds

Designed to be portable and designed to provide seating along the perimeter.

Can serve as a nursury area cared for by volunteers to grow native plants for re-planting in other areas of the Four Mile Run Restoration Area.

LANDSCAPE FEATURE

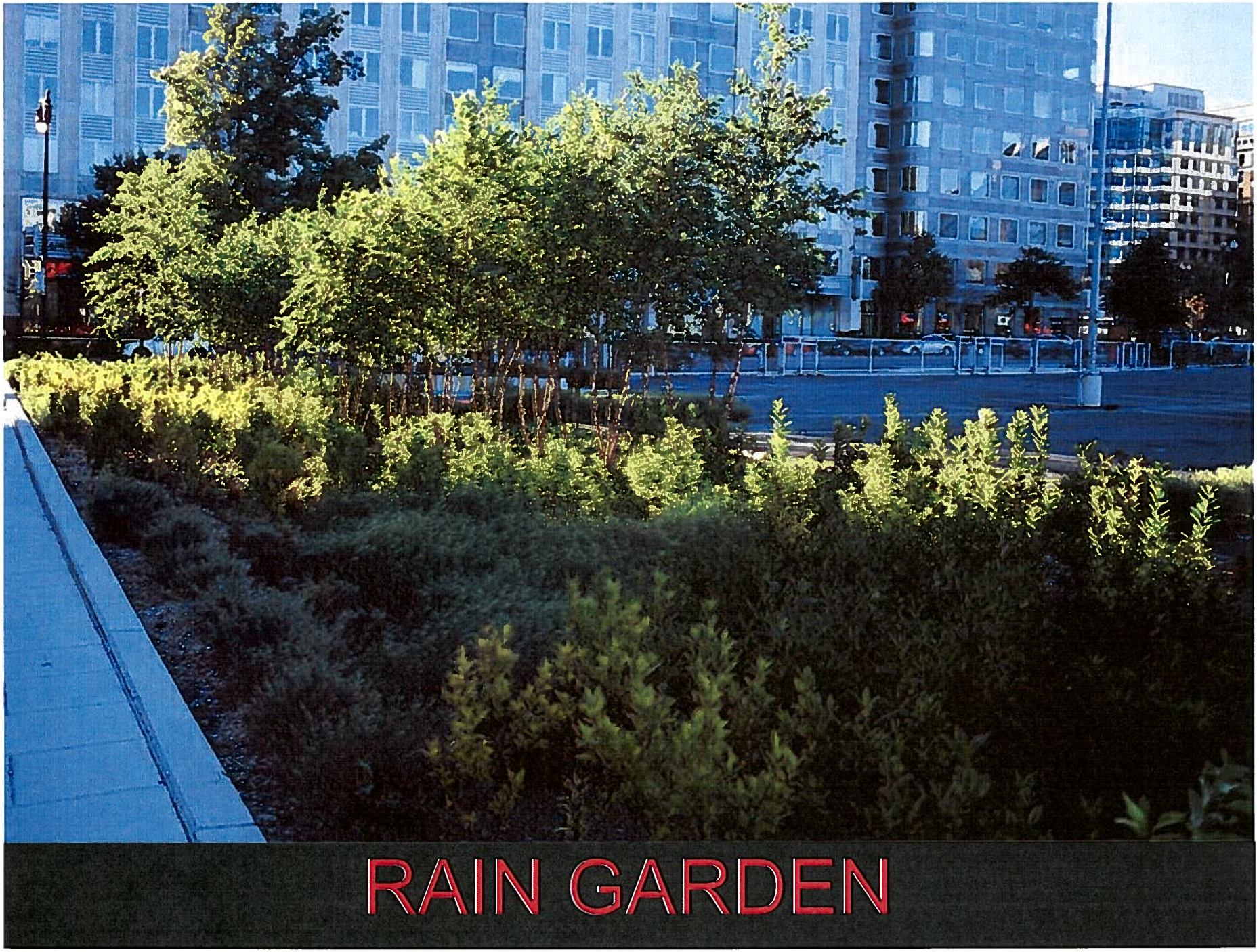
RAISED PLANTERS

LEGEND

8 Rain Gardens

Will treat surface water run-off and provide a demonstration area to provide public awareness of environmental sustainablity issues.

SITE SUSTAINABILITY


RAIN GARDEN

LEGEND

9 Plaza Paving & New Walkways

Inexpensive, sustainable paving for plaza surfaces and new walkways to connect this facility to the playing field and the Four Mile Run Trail network.

RECYCLED PAVING

PLAZA PAVING ALTERNATIVES

RECYCLED CONCRETE

LEGEND

10 Entry Markers

Community Art to serve as gateway sign posts that mark the enty to this facility.

10 Art Walk

Additional art pieces can be placed in other locations to designate those areas as an event place or to simply serve as singposts along the trail network.

COMMUNITY ART

ART SIGNPOSTS & ART WALK

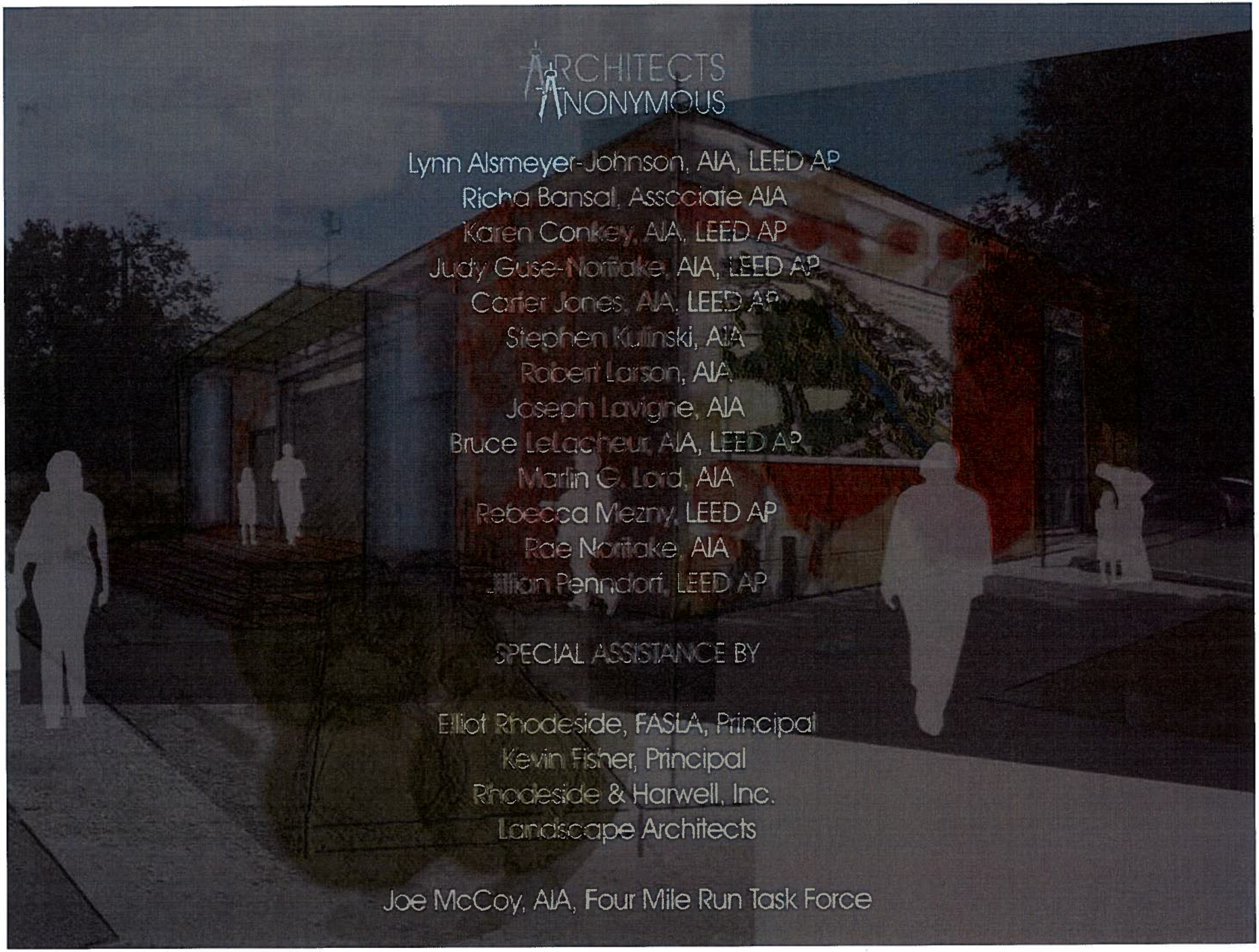
EXISTING SITE

EMR
RENOVATION

OUTDOOR MARKET – YEAR 1

OUTDOOR MARKET – YEAR +5

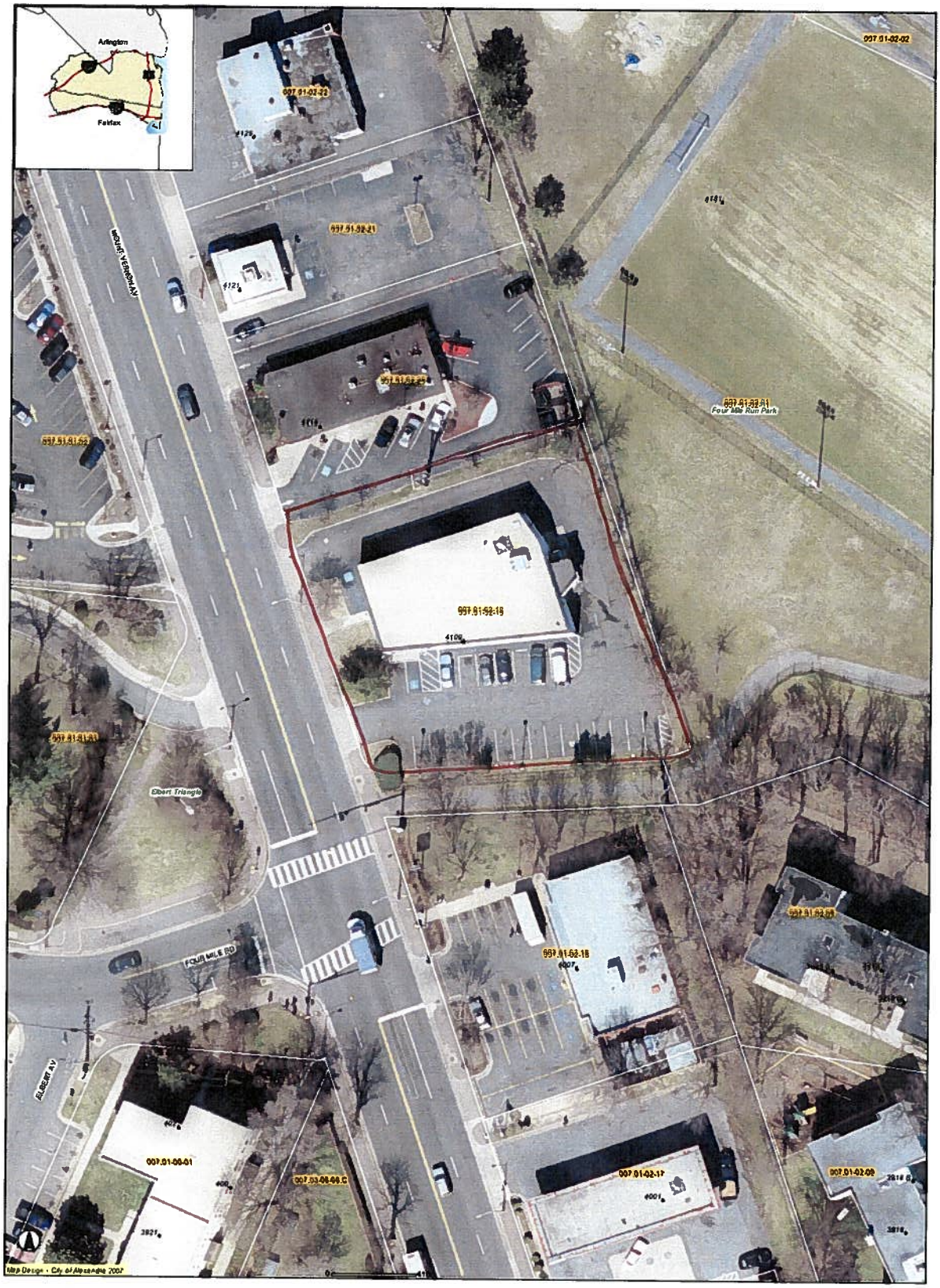
ENDLESS POSSIBILITIES


ARCHITECTS
ANONYMOUS
Lynn Alsmeyer-Johnson, AIA, LEED AP
Richa Bansal, Associate AIA
Karen Conkey, AIA, LEED AP
Judy Guse-Noritake, AIA, LEED AP
Carter Jones, AIA, LEED AP
Stephen Kulinski, AIA
Robert Larson, AIA
Joseph Lavigne, AIA
Bruce LeLacheur, AIA, LEED AP
Marlin G. Lord, AIA
Rebecca Mezny, LEED AP
Rae Noritake, AIA
Jillian Penndorf, LEED AP
SPECIAL ASSISTANCE BY
Elliot Rhodeside, FASLA, Principal
Kevin Fisher, Principal
Rhodeside & Harwell, Inc.
Landscape Architects
Joe McCoy, AIA, Four Mile Run Task Force

Existing Site

City of Alexandria

Date Created: 3/23/2010

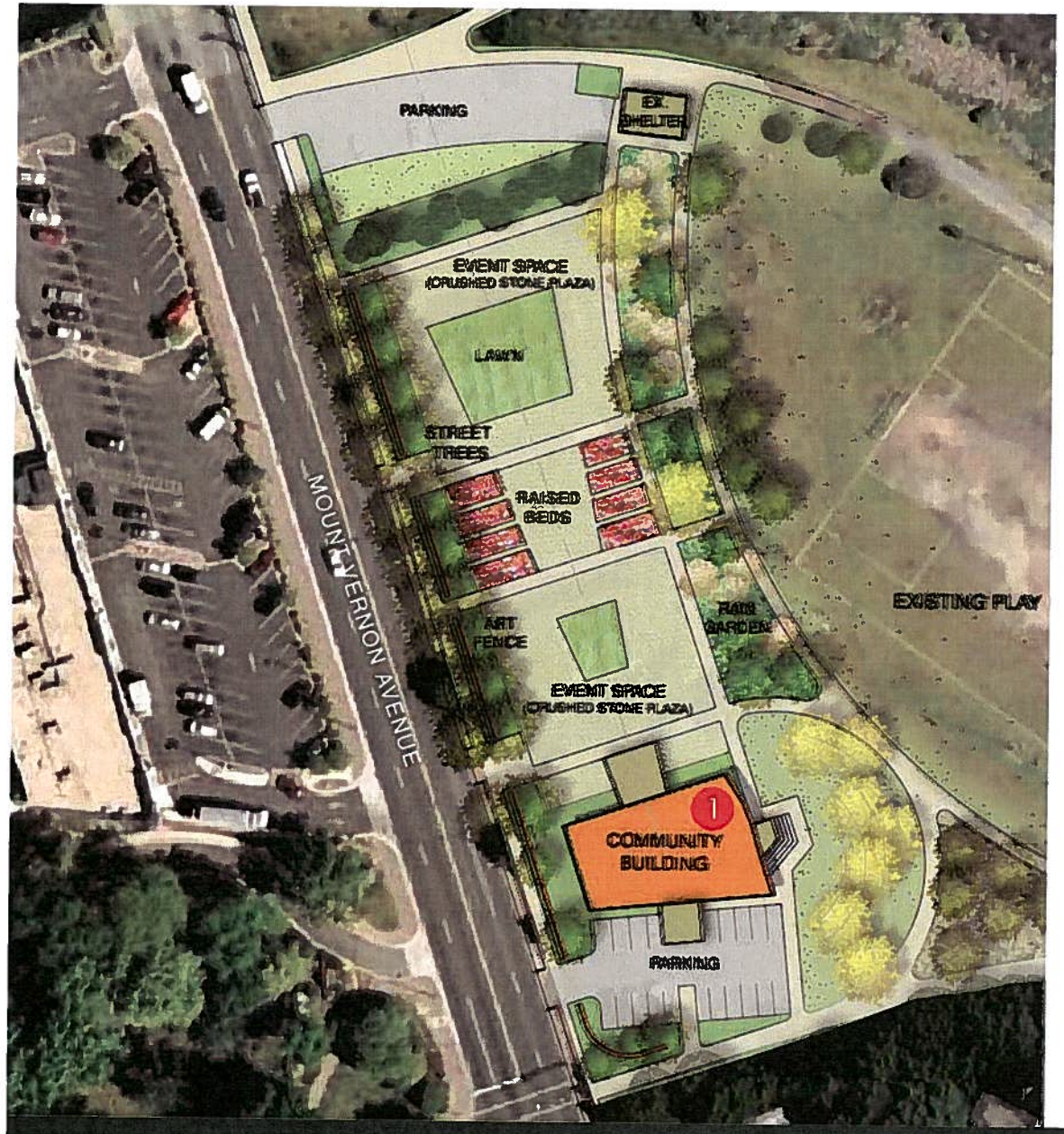


Legend for Parcel Map

- Metrorail Stations
- City Boundary
- Address Points
- Metrorail Tracks
- Parcels
- Road Labels
- 2007 Aerial
- Road Centerlines
- Roads
- Railroads
- Buildings
- Parks
- Water
- City of Alexandria

DISCLAIMER: The maps/data presented hereunder are provided 'as is' and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps/data and merchantability and fitness for a particular purpose, and further expressly disclaimes responsibility for all incidental, consquential or special damages arising out of or in connection with the use of the application. This information is not survey quality and should not be used to establish property lines or legal descriptions for plats or construction. All boundary information provided on this site is for informational purposes only and not considered official. Official documentation on the information presented are available through various departments within the City of Alexandria.

Architects Anonymous Concept Site Plan



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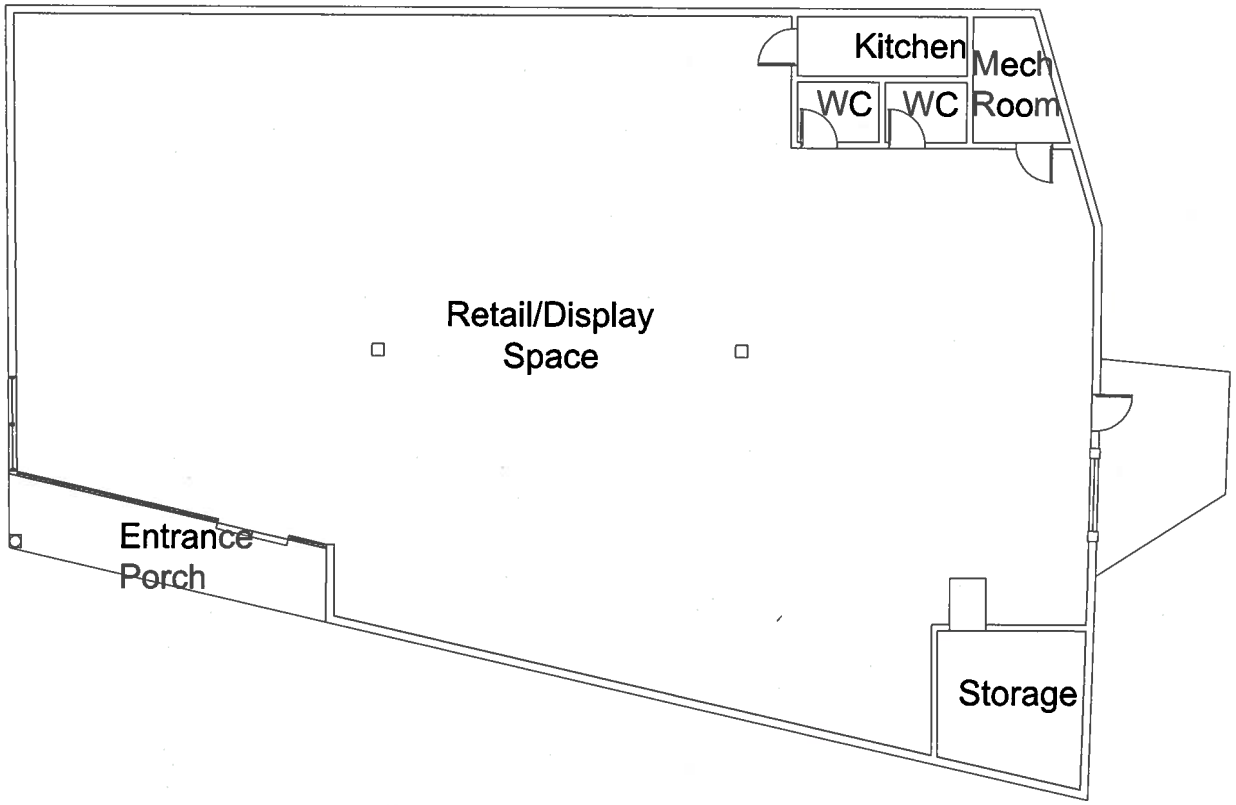
DURON BUILDING

4109 Mount Vernon Avenue
Future Use Study

CITY OF ALEXANDRIA, VIRGINIA
October 2007



4,903 gross s.f.

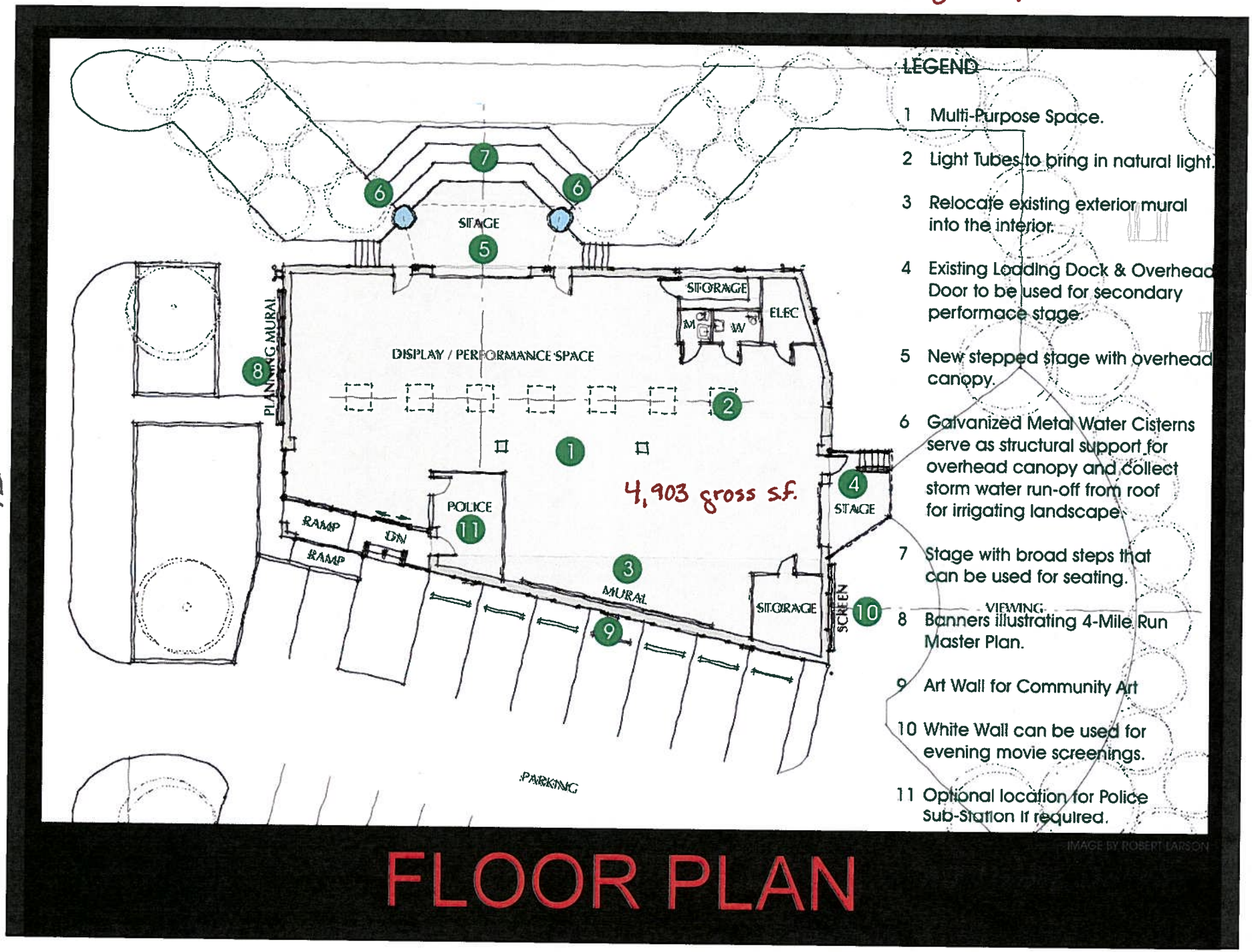
Existing Floor Plan

Graphic Scale
0 5 ft 10 ft 20 ft

Baker

43

Architects Anonymous Concept Building Layout



FLOOR PLAN

NOT FOR CONSTRUCTION

Site plan for context information only.

FOURMILE RUN

GRASS

PARK BUILDING

DRIVEWAY

FOURMILE RUN

070.01-02-02
POS

FORMER
GAS
STATION

UST'S

FORMER
EUDY'S
AMOCO

4125
ARLANDIA CLEANERS

AC-1

ASPHALT

AC-3

AC-2

Building Removed

AC-4

CHAINLINK FENCE

CE-1

CE-4

4121
AMERICA'S CASH EXPRESS

CE-2

Building Removed

PH-2

PH-3

ASPHALT

4115
PIZZA HUT

PH-1

Building Removed

DP-1

ASPHALT

DRAINAGE SWALE

DP-4

CULVERT

4109
DURON PAINT (FORMER ESSO)

DP-3

DP-2

OUTFALL

CANAL

STRIP MALL
007.01-01-02
NR

HIGH RISE
007.01-01-03
RC

MT VERNON AVENUE

FOUR MILE RUN PARK

GRASS

ASPHALT

ASPHALT

GRASS

EXPRESS GROCERY STORE
(FORMER SUNOCO)
070.01-02-18
NR

ASPHALT

LEGEND

- EXISTING SURFACE BOUNDARY
- PROPERTY BOUNDARY
- FORMER SURFACE BOUNDARY
- FENCE
- DRAINAGE FEATURE
- PH-1 SOIL BORING LOCATION

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 80 ft.

15

Marshall Miller and Associates
Geology, Environmental Sciences & Engineering, Geophysics
Bluefield, VA · Lexington, KY · Raleigh, NC
Richmond, VA · Charleston, WV · Harrisburg, PA

Prepared By: MARSHALL MILLER & ASSOCIATES

FILE NO.: COA140.dwg

DESIGNED:	ERP
DRAWN:	BAH
CHECKED:	ERP
DATE:	1/9/06
SCALE:	1" = 80'
PROJECT NO.:	COA140

CITY OF ALEXANDRIA

PHASE 1 ESA
CITY OF ALEXANDRIA, VIRGINIA

GENERAL SITE MAP SHOWING
SOIL BORING LOCATIONS

FIGURE
2

PC Docket Item #8
SUP2010-0005

The Lynhaven Citizens Association

Alexandria, Virginia ★ www.lynhavenva.com ★ established 1948

June 1, 2010

City of Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Honorable Commissioners:

As both a member of the Lynhaven Citizens Association and the Association's representative to the Four Mile Run Joint Task Force, I would like to express my support and the collective support of the Lynhaven Citizens Association for the City's request for a Special Use Permit (hereinafter "SUP") for the property located at 4109 Mount Vernon Avenue (Special Use Permit #2010-0015, June 1, 2010 agenda item #8) (hereinafter "Duron building").

The SUP will allow the City of Alexandria to take important steps toward making the Duron building and the adjoining lots productive and useable space for the residents that live nearby, and the City as a whole. Existing proposals to convert the building into a low-maintenance, sustainable public forum for community events will only help to enhance the quality of life for those in the area and beautify what is now just an abandoned building. Granting the request for the SUP will also benefit efforts to improve land abutting Four Mile Run, a resource receiving significant and well-deserved attention from the governments and communities in Alexandria and Arlington.

Lynhaven is a vibrant neighborhood located less than one mile from the Duron building. Our residents routinely access the areas surrounding the Duron building for shopping, recreation, and opportunities to enjoy the outdoors. We have a vested interest in the City's request for the SUP and strongly encourage the Commission to grant it.

Sincerely,

Geoffrey Goode
Lynhaven Citizens Association
On behalf of the Lynhaven Citizens Association

cc: Joe Bondi, President of the Lynhaven Citizens Association